

4005 RIVERWOOD/ALETHA-DRY 2024 LAND RATES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	
28-032-4019-000	3125 WESTHAVEN	07/01/21	\$269,000	WD	03-ARM'S LENGTH	\$269,000	\$101,200	37.62	\$276,253	\$62,230	\$69,483	160.8	166.0	0.60	0.60	\$387	\$102,201	\$2.37	158.24	4005	5397/726		4005 RIVERWOOD	
28-864-0002-000	3045 WESTHAVEN	08/04/22	\$229,900	WD	03-ARM'S LENGTH	\$229,900	\$82,400	35.84	\$212,884	\$73,176	\$56,160	130.0	132.0	0.39	0.39	\$563	\$185,726	\$4.26	130.00	4005	5558/017		4005 RIVERWOOD	
28-864-0011-000	3064 WESTHAVEN	03/24/23	\$275,000	WD	03-ARM'S LENGTH	\$275,000	\$90,700	32.98	\$235,992	\$95,168	\$56,160	130.0	132.0	0.39	0.39	\$732	\$241,543	\$5.55	130.00	4005	5616/777		4005 RIVERWOOD	
28-864-0032-000	3119 WESTCOTT	12/05/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$70,600	41.53	\$188,320	\$50,494	\$68,814	159.3	160.7	0.55	0.55	\$317	\$91,475	\$2.10	181.94	4005	5592/854		4005 RIVERWOOD	
28-864-0033-000	3109 WESTCOTT	05/06/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$95,800	36.15	\$271,905	\$55,136	\$62,041	143.6	158.6	0.48	0.48	\$384	\$114,628	\$2.63	132.00	4005	5383/345		4005 RIVERWOOD	
28-864-0059-000	3144 WESTHAVEN	12/20/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$72,000	36.92	\$204,540	\$53,789	\$63,329	146.6	114.0	0.50	0.50	\$367	\$107,363	\$2.46	191.45	4005	5479/631		4005 RIVERWOOD	
28-866-0003-000	4036 ELAINE	01/19/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,100	29.47	\$142,486	\$85,347	\$57,833	133.9	115.0	0.42	0.42	\$637	\$204,179	\$4.69	158.24	4005	5485/003		4005 RIVERWOOD	
Totals:						\$1,573,900	\$562,800		\$1,532,380	\$475,340	\$433,820	1,004.2		3.34	3.34									
						Sale. Ratio =>		35.76		Average per FF=>		Average per Net Acre=>		142,189.65		Average per SqFt=>		\$3.26						
						Std. Dev. =>		3.78			\$473													

2024 4005 RIVW'D/MAYF'D & WESTHAVEN FF USED: \$473

*MAXIMUM LAND VALUE WAS SET FOR NEIGHBORHOOD WHICH HAS BEEN SKEWING THE LAND VALUES/ECFS. REMOVED MAXIMUM LAND VALUE FROM TABLE

INCREASE IN STANDARD FF RATE IS APPROXIMATELY 9.5%
INCREASED UNDEV/NO RD FRONT ACREAGE TABLE IN NEIGHBORHOOD BY 9.5%

2023 4005 UNDEV RD/NO RD FRT ACREAGE RATE: \$7,366

2024 4005 UNDEV RD/NO RD FRT ACREAGE RATE +9.5% USED: \$8,066

WEST WATER PARCELS IN TOWNSHIP

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/Sqft	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	
28-005-1003-075	3973 W WATER	09/29/21	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$108,900	41.88	\$278,365	\$25,995	\$44,360	99.5	230.0	0.63	0.63	\$261	\$41,002	\$0.94	120.00	4008	5439/793		4008 SEC 5, 6/BE/	
28-005-1014-000	3741 W WATER	04/08/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$62,200	32.74	\$141,154	\$96,908	\$48,062	107.8	450.0	0.74	0.74	\$899	\$130,253	\$2.99	72.00	4008	5518/667		4008 SEC 5, 6/BE/	
28-005-1016-001	3717 W WATER	12/03/21	\$157,000	WD	03-ARM'S LENGTH	\$157,000	\$57,100	36.37	\$139,359	\$56,651	\$39,010	87.5	266.8	0.49	0.49	\$648	\$115,614	\$2.65	80.00	4008	5479/655		4008 SEC 5, 6/BE/	
28-005-1022-000	3547 W WATER	05/26/22	\$205,000	OTH	03-ARM'S LENGTH	\$205,000	\$62,900	30.68	\$154,513	\$106,587	\$56,100	100.0	200.0	0.46	0.46	\$1,066	\$232,216	\$5.33	100.00	4003	5532/952		4003 BRNR/MAY/	
28-006-2035-000	4041 W WATER	07/06/22	\$178,900	WD	03-ARM'S LENGTH	\$178,900	\$90,700	50.70	\$209,297	\$66,797	\$97,194	188.0	1320.7	5.70	5.70	\$355	\$11,719	\$0.27	188.00	4008	5544/369		4008 SEC 5, 6/BE/	
28-031-3015-000	4270 W WATER	11/02/21	\$310,500	WD	03-ARM'S LENGTH	\$310,500	\$98,000	31.56	\$257,324	\$160,384	\$107,208	297.0	1101.6	7.50	7.50	\$540	\$21,385	\$0.49	98.00	4004	5458/589		4004 SEC 31.32/0	
28-764-0052-020	3406 W WATER	07/29/22	\$347,900	WD	03-ARM'S LENGTH	\$347,900	\$44,600	12.82	\$377,520	\$38,958	\$68,578	120.9	320.0	0.59	0.59	\$322	\$66,255	\$1.52	80.00	4006	5550/904		4006 SEC 33 OAK	
28-764-0065-000	3250 W WATER	10/28/21	\$215,000	WD	03-ARM'S LENGTH	\$215,000	\$86,600	40.28	\$241,021	\$53,763	\$79,784	140.7	300.0	0.80	0.80	\$382	\$67,626	\$1.55	115.50	4006	5454/926		4006 SEC 33 OAK	
28-764-0067-000	3220 W WATER	11/30/22	\$229,000	WD	03-ARM'S LENGTH	\$229,000	\$89,400	39.04	\$207,481	\$136,756	\$115,237	203.2	625.8	1.66	1.66	\$673	\$82,433	\$1.89	115.50	4006	5585/829		4006 SEC 33 OAK	
28-764-0090-000	2605 W WATER	03/07/22	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$51,100	51.10	\$115,300	\$20,524	\$35,824	80.3	300.0	0.41	0.41	\$256	\$49,695	\$1.14	60.00	4008	5501/824		4008 SEC 5, 6/BE/	
28-764-0111-011	3531 W WATER	12/16/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$45,200	75.33	\$90,376	\$60,000	\$90,376	202.6	527.7	2.63	2.63	\$296	\$22,814	\$0.52	217.10	4008	5598/033		4008 SEC 5, 6/BE/	
28-864-0021-000	3930 W WATER	03/08/23	\$0	MLC	03-ARM'S LENGTH	\$190,000	\$61,000	32.11	\$162,292	\$75,030	\$47,322	101.1	120.0	0.36	0.36	\$742	\$206,126	\$4.73	132.00	4005	5604/910		4005 RIVERWOOD	
Totals:						\$2,253,300	\$2,443,300		\$857,700		\$2,374,002	\$898,353	\$829,055	1,728.6	21.98	21.98								
						Sale. Ratio =>		35.10		Average per FF=>		Average per Net Acre=>		40,878.82		Average per SqFt=>		\$0.94						
						Std. Dev. =>		15.12			\$520													

2024 4005 W WATER/THRU ST FF USED: \$520